



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

January 18, 2006

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PRESENT: Commissioners Alcorn, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: Commissioner Byers

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The meeting was called to order at 8:29 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe nominated the following slate of officers to again serve for the 2006 session of the Planning Commission:

Chairman	Peter F. Murphy, Jr., Springfield District
Vice Chairman	John R. Byers, Mount Vernon District
Secretary	Suzanne F. Harsel, Braddock District
Parliamentarian	Walter L. Alcorn, At-Large

He then MOVED TO ACCEPT THIS SLATE OF OFFICERS.

Commissioners Hopkins and Lawrence seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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Chairman Murphy extended heartfelt condolences to Robin Hardy, Assistant Director of the Planning Commission Office, whose husband, John Hardy, had passed away on January 15, 2006 after a long illness. He noted that John had retired in 1995 from the County's Office of Comprehensive Planning, now known as the Department of Planning and Zoning, after an illustrious 30-year career. Chairman Murphy announced that viewings would be held at the National Funeral Home, 6482 Lee Highway, Falls Church, on Thursday, January 19, 2006, from 2:00 to 4:00 p.m. and 6:00 to 8:00 p.m. and Friday, January 20, 2006, from 5:00 to 7:00 p.m., with a funeral service held immediately thereafter. He once again expressed deep sympathy on behalf of the Planning Commission to the Hardy family and requested that a moment of silence be observed in John's honor.

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee would meet on Wednesday, January 25, 2006, at 7:30 p.m., in the Board Conference Room, to receive updates on the status of the Transportation Element of the Policy Plan review and Phase I of the Dulles Corridor Rail project.

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FS-D05-37 - OMNIPOINT COMMUNICATIONS, I-495 and GW Memorial Parkway

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION BY THE DEPARTMENT OF PLANNING AND ZONING, DATED DECEMBER 7, 2005, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY OMNIPOINT COMMUNICATIONS CAP, LLC, TO BE LOCATED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT I-495 AND GEORGE WASHINGTON MEMORIAL PARKWAY, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioners de la Fe and Hart seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT ORDINANCE)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON THE PROPOSED ZONING ORDINANCE AMENDMENT ENTITLED, "AFFORDABLE DWELLING UNIT PROGRAM – CONDOMINIUM DEVELOPMENTS; COVENANT, PRICE, AND FINANCING CONTROL; AND MAXIMUM DENSITY IN A PLANNED RESIDENTIAL MIXED USE DISTRICT," TO A DATE CERTAIN OF JANUARY 26, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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RZ 2005-SU-026 - SULLY NORTH INVESTMENTS LC
SE 2005-SU-023 - SULLY NORTH INVESTMENTS LC

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SU-026, SUBJECT TO THE DRAFT PROFFERS DATED JANUARY 3, 2006 AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE FOLLOWING MODIFICATION:

REVISE PROFFER NUMBER 14 TO RECOGNIZE THAT A VARIANCE IS NECESSARY TO PERMIT THE SECURITY FENCING TO BE ABOVE EIGHT FEET IN HEIGHT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-SU-023, SUBJECT TO THE APPROVAL OF RZ 2005-SU-026 AND THE DEVELOPMENT CONDITIONS DATED JANUARY 18, 2006, WITH THE FOLLOWING CHANGES:

REVISE CONDITION NUMBER 6 SO IT REFERS TO OUTDOOR LIGHTING, AND

REVISE CONDITION NUMBER 10 TO RECOGNIZE THAT THE MAXIMUM FENCE HEIGHT WOULD BE EIGHT FEET UNLESS THE ZONING ORDINANCE WAS AMENDED TO ALLOW AN INCREASE IN THE HEIGHT.

Commissioner de la Fe seconded the motion which carried by a vote of 10-0-1 with Commissioner Harsel abstaining; Commissioner Byers absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG PORTIONS OF THE NORTHERN, SOUTHERN, EASTERN, AND WESTERN PROPERTY BOUNDARIES FOR THOSE SHOWN ON THE GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT ALONG A PORTION OF WALL ROAD FOR THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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RZ 2004-SU-029 - NVP, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ 2004-SU-029 TO A DATE CERTAIN OF FEBRUARY 1, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Alcorn and Lawrence seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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The meeting was adjourned at 11:25 p.m.
Peter F. Murphy, Jr., Chairman